



Flat 23 Hamilton Court
Salterton Road
Exmouth
EX8 2BR

Guide Price:
£90,000 - £100,000
Leasehold

In brief...

- A well located and beautifully presented purpose built first floor retirement apartment
- Secured entrance and lift to all floors
- Bright and spacious living room
- Modern kitchen
- Double bedroom with a built-in wardrobe
- Well appointed shower room/wc with three piece white suite
- Electric heating and UPVC double glazing
- House manager and 24hour emergency careline with communal facilities including residents lounge, laundry room, guest suite, communal gardens
- Attractive communal gardens with seating areas. Residents parking as well as visitors parking facilities
- Convenient for the town centre and seafront
- Council tax band 'B'. EPC = B



A well presented first floor purpose built retirement apartment for the over 60's. Second person can be 55. Accommodation comprises hallway with built-in storage cupboards, bright and spacious living room, modern kitchen having a built-in cooker and hob with cooker hood. There is a double bedroom with a built-in wardrobe and a well appointed modern shower room/wc with a three piece white suite. Additional benefits include double glazing and electric heating. Communal facilities offer a residents lounge, laundry room, guest suite, residents and visitors parking as well as

communal gardens with seating areas. This beautiful first floor apartment is located at the front of the building and is within walking distance of the town centre, seafront, bus routes, hospital and Exmouth Health Centre.



A floor plan of a house with the following rooms and features:

- LIVING ROOM:** A large light blue area on the left side of the plan.
- KITCHEN:** A light tan area at the top left, containing a stove icon and a sink icon.
- CUP.:** A light tan area at the top center, representing a cupboard.
- HALL:** A light blue area in the center, featuring a central door with four swing arrows pointing outwards.
- SHOWER ROOM:** A light tan area at the top right, containing a toilet icon and a shower icon.
- BEDROOM:** A large light blue area on the right side of the plan.

There is an entrance door on the left wall of the Living Room and another entrance door on the bottom wall of the Bedroom.

Mains electricity, water and drainage



£500 pa.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

